



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Greenwood Lodge

Approximate Gross Internal Area = 208.7 sq m / 2247 sq ft

Ground Floor

Bedroom 1
4.45 x 3.90
14'7 x 12'10

Bedroom 2
4.45 x 3.77
14'7 x 12'4

Dining/Living Room
9.72 x 5.05
31'11 x 16'7

Kitchen
4.44 x 3.60
14'7 x 11'10

First Floor

Loft Space
9.72 x 9.53
31'11 x 31'3

Outbuilding

Garage/Workshop
8.09 x 3.30
26'6 x 10'10

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

A unique opportunity to purchase this spacious two double bedroom detached bungalow and building plot, located off the prestigious Birchwood Road, in a secluded location with superb views over fields. The property is very well situated for motorway links including M20 and M25, mainline stations including Dartford, Swanley and Bexley, and all other transport links, as well as being within close proximity to local schools including Dartford and Wilmington Grammar schools, Bluewater Shopping Centre and all local amenities. Well presented throughout, the property comprises of entrance hall, fitted kitchen, generous reception room, dining room, modern bathroom and two double bedrooms. Externally the property is approached via a long driveway, with generous front and rear gardens and ample off street parking. Additional benefits to note include double glazing, underfloor heating, log burner, bi-folding doors, loft space with potential for conversion to create two large bedrooms and two ensuites (subject to the usual consents), detached garage / workshop and no forward chain. There is also a garden building plot with approved planning permission to build a four bedroom detached house of 1847 sq ft / 171.59 sqm. Once built the accommodation will comprise of entrance hall, two reception rooms, ground floor wc, fitted kitchen / diner and a utility room. To the first floor there will be a landing, family bathroom and four bedrooms - two of which benefiting from ensuites. Externally the property will have off street parking and a well proportioned garden. Viewing is highly recommended.

Local Authority: Sevenoaks
Council Tax Band: Band F

